Karen Johnson Davidson County
Batch# 540348 DEEDQC
12/22/2020 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0152507

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING, RETURN TO: Andrew Worrell, Esq. The Worrell Firm LLC 1050 Crown Pointe Parkway Suite 840 Atlanta, GA 30338 File No. DC2001310	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Klista A. Storts *Affiant* Subscribed and sworn to before me this 16th day of December, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES: 10/30/23

TAYLOUR S YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map / Parcel Numbers:
MHK VENTURES, LLC P. O. Box 170177 Birmingham, AL 35217 Attn: J. Kirk Flanagan	Same as New Owner	Map/Parcel No. 087 00 0 030.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **DONALD G. STORTS and wife, KLISTA A. STORTS** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim and convey unto **MHK VENTURES, LLC, an Alabama limited liability company** ("Grantee"), its successors and assigns, forever, all her interest in and to the following tract or parcel of land, situated and lying in the **4th** Civil District of **DAVIDSON County**, Tennessee, bound and described as follows, to-wit:

SEE LEGAL DESCRIPTION AND DEED REFERENCE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

This is the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **4225 CENTRAL PIKE, HERMITAGE, TN 37076**.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 18th day of December, 2020.

DONALD G. STORTS

KLISTA A. STORTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONALD G. STORTS and wife, KLISTA A. STORTS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of December, 2020.

NOTARY PUBLIC

My commission expires: 10/30/23

TAYLOUR S YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2023

After Recording Return To:
Fidelity National Title Insurance Co.
T. Vaillant DC2001310
1620 L Street, NW, 4th Floor
Washington, DC 20036

EXHIBIT "A"
LEGAL DESCRIPTION

STORTS PROPERTY
4225 CENTRAL PIKE – HERMITAGE
DAVIDSON COUNTY, TN
MAP 87, PARCEL 30

A parcel of land lying in the 12th Councilmanic District of Davidson County (Metro Nashville), Tennessee, in Hermitage, the property shown as Parcel 30 on Tax Map 87 at the Davidson County Assessor's Office, and being more particularly described as follows:

Beginning at an iron pipe found lying in the northern margin of Central Pike, State Route 265, having a right of way width of 70 feet, at the southeastern corner of the Syed N. Huda and Shahana Huda, husband and wife, property of record in Instrument Number 20170109 0001964 at the Register's Office of Davidson County (hereafter RODC), said pipe being located at Tennessee State Plane Coordinates North: 670,345.87 feet and East: 1,796,357.08 feet, NAD83(2011); THENCE leaving said Central Pike and along the eastern boundary of said Huda property, North 19°17'41" West, 154.01 feet to an iron pin found; THENCE continuing along the eastern boundary of said Huda, North 17°55'06" East, 182.42 feet to a post found in the southern boundary of the William C. Waldron and wife, Fredia A. Waldron property of record in Deed Book 8896, Page 262, RODC; THENCE leaving the eastern boundary of said Huda and along the southern boundary of said Waldron, North 71°01'35" East, 310.39 feet to an iron pin found lying in the western margin of North New Hope Road, having a right of way width of 50 feet, at the southeastern corner of said Waldron property; THENCE along the western margin of said North New Hope Road, South 13°48'34" East, 106.33 feet to the point of curvature of a curve to the right having a radius of 1,271.08 feet; THENCE along said curve through a central angle of 6°25'21" an arc distance of 142.48 feet (Chord: South 10°35'53" East, 142.41 feet) to the point of compound curvature, said curve to the right having a radius of 70.00 feet; THENCE along said curve through a central angle of 84°46'35" an arc distance of 103.57 feet (Chord: South 35°00'05" West, 94.38 feet) to the point of reverse curvature lying in the northern margin of the aforementioned Central Pike, said curve to the left having a radius of 1,450.23 feet; THENCE along said Central Pike and along said curve through a central angle of 9°50'20" an arc distance of 249.03 feet (Chord: South 72°28'13" West, 248.73 feet) to the point of tangency; THENCE continuing along the northern margin of said Central Pike, South 67°33'03" West, 63.86 feet to the POINT OF BEGINNNING, containing 111,193 Square Feet or 2.553 acres, more or less, and being the Donald G. Storts and Klista A. Storts, husband and wife, property of record in Instrument Number 20150910-0091942, RODC, as more particularly shown on that certain survey entitled "ALTA/NSPS Land Title Survey For Beazer Homes" prepared by Wilson & Associates, P.C., dated August 17, 2020, under Project No. 20-1553, and bearing the seal and certification of Joey C. Wilson II, Tennessee R.L.S. No. 2089.

Being the same property conveyed to being the same property conveyed to Donald G. Storts and Klista A. Storts, husband and wife, from Charles Brownell and Candance Brownell, husband and wife by Warranty Deed dated of record in Instrument No. 20150910-0091942, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

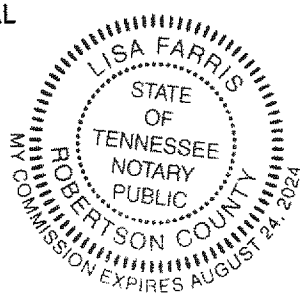
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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